

REDEVELOPMENT OPPORTUNITY | SR-79/Hebron Road | Heath, Ohio



- Approx. 3.81 acre redevelopment opportunity, will subdivide
- Located in a Qualified Opportunity Zone
- Excellent visibility and ingress from SR-79/Hebron Rd. with two access points
- Total retail expenditures are projected to increase 13.5% within five years
- Join recently opened Panera
- Pylon signage available

NEIGHBORING RETAILERS



SIZE

3.81 acres

LOCATION

Heath, Ohio

TRAFFIC COUNTS

S. 30TH Street - 16,585
SR-79/Hebron Road - 28,750

KEY DEMOGRAPHICS

5-MILE RADIUS

POPULATION

Current Estimated Population	70,291
Projected Population (5 Years)	74,204
2010 Census Population	66,446

HOUSEHOLDS

Current Estimated Households	29,164
Projected Households (5 Years)	30,136
2010 Census Households	27,020

INCOME

Average Household Income	\$64,490
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MEDIAN AGE

39 years

DAYTIME DEMOGRAPHICS

Number of Employees	37,580
Total Daytime Population	60,872

CONSUMER EXPENDITURES

Total Retail Expenditures	\$707.87 M
Per Household per Month	\$2,023



LEASING CONTACT

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PROPOSED PYLON SIGNAGE



